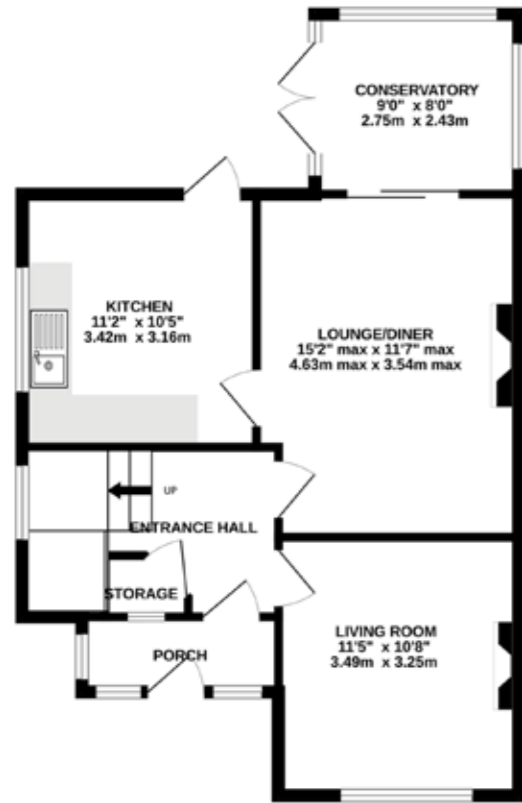
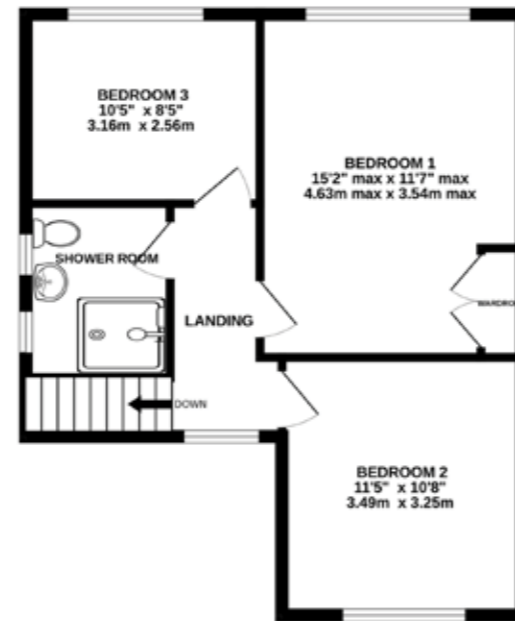


32 SWANSCOE AVENUE
 Bollington
£300,000

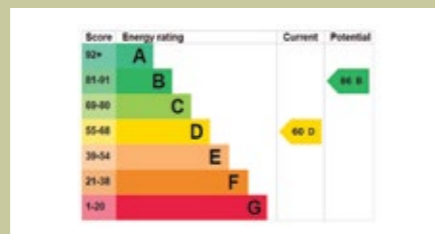
GROUND FLOOR
 590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
 496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metroplan ©2024



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury
 8 The Village, PRESTBURY SK10 4DG
 01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

An attractive stone built semi-detached house with potential to improve, located in the ever-popular residential area of Bollington, offered chain free.

- SOUTH-FACING GARDEN
- SEMI-DETACHED HOUSE
- CLOSE TO LOCAL AMENITIES

- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- NO CHAIN

£300,000

32 SWANSCOE AVENUE

Bollington



DESCRIPTION

This fantastic house is situated at the end of a cul-de-sac with a south facing rear garden. Located close to the village and local amenities, this property offers buyers a great opportunity to make it their own.

In brief, the house offers a large and bright front lounge, dining room and kitchen, both separate and to the rear. Sliding doors from the dining room lead to a conservatory, filling the room with natural light and overlooking the well-maintained garden.

To the first floor, there are three good size double bedrooms completed with a family shower room. Additionally, there are uPVC double glazing windows throughout and gas fired central heating.

Externally, the rear garden is southerly facing and offers a mix of a fantastic patio area and lawned garden. Mature and beautiful landscaped borders complete the garden. To the front, there is paved off-road parking for two cars.

LOCATION

Bollington (Voted as one of the best places to live in the North West in the Sunday Times 2020) is a charming & picturesque village offering a number of local amenities, including a host of shops, cafes, pubs & restaurants, located just a short drive from both open countryside and Macclesfield town centre.

For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately 20 minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

DIRECTIONS

SK10 5NH

TENURE

Freehold - to be verified by solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East - Council Tax Band: C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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